

100 Novers Hill, Bristol, BS4 1QT

Full Application for 14 Homes Design and Access Statement

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1 Introduction

- 1.1 This Design and Access Statement has been prepared by Nash Partnership on behalf of Newgate Construction and accompanies the full planning application for the proposed development of 100 Novers Hill, Bristol.
- 1.2 The purpose of this document is to demonstrate that the principles around which this scheme has been designed have drawn from our understanding of the site and location.
- 1.3 In the following pages of this document we have conveyed how these considerations have influenced the design principles and how the quality and character of the scheme will be created.
- 1.4 This Design and Access Statement should be read in conjunction with a number of accompanying technical documents which include:
- Planning Statement
 - Ecology Survey Report
 - Arboricultural Impact Assessment
 - Transport Assessment
 - Sustainability Statement
 - Statment of Community Involvement





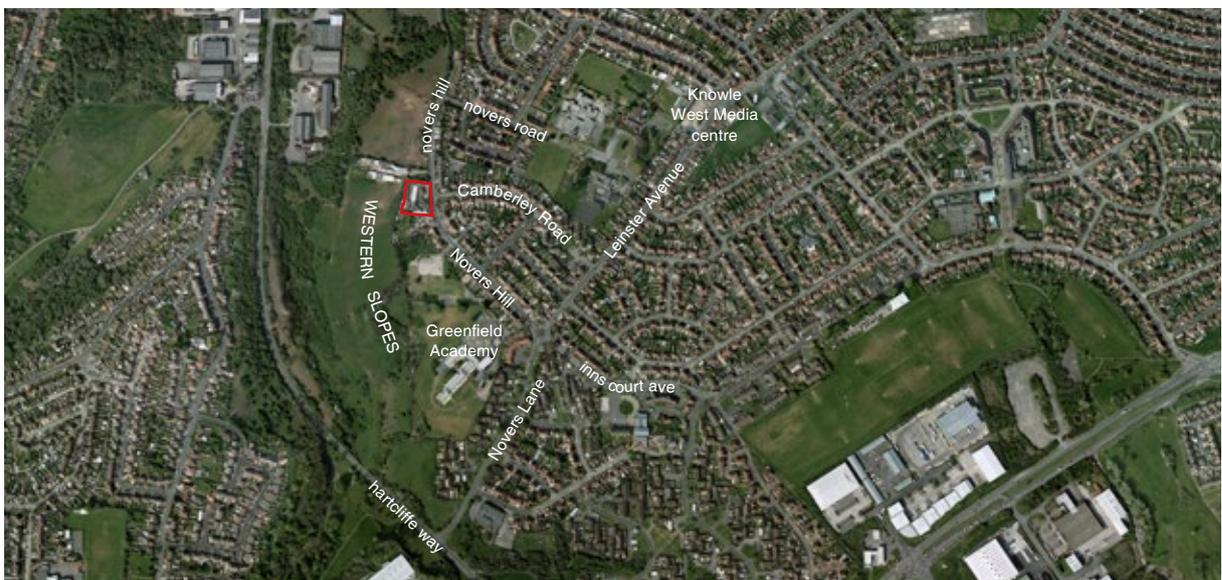
2 Context

Physical Context

- 2.1 The site is located in Knowle West on Novers Hill. Bristol city centre is approximately 3km away to the north.
- 2.2 The site is situated within the Western Slopes and bound by Novers Hill to the east. The land to the north and east is occupied by agricultural buildings and land. The south of the site is bound by a residential property, adjacent to extensive open storage.
- 2.3 At present the site has extensive building coverage. It is used by the applicant, Newgate Construction, as its office base, with a limited amount of storage. Use of the store and workshop buildings, which are in poor condition, has greatly reduced over recent times and these are now largely vacant.
- 2.4 The area to the east of the site is predominately residential, in contrast to the site and the storage/ agricultural uses to the north and south. The site forms the current development fringe to the residential area of Knowle West.
- 2.5 In response to this the site is part of the wider 'Western Slopes' area that has been designated within Bristol Local to provide about 440 houses.



The site as existing is outlined in red



Aerial view of Knowle West



Existing buildings on the site



Site entrance and existing buildings on the site



Existing buildings on site



Builders yard adjacent to the site to south

Landscape Context

- 2.6 The site has little landscape value in its current state. Apart from a strip of vegetation along the boundary to Novers Hill the site is entirely hardstanding or built form. There are 7no. low grade trees within this area of vegetation.
- 2.7 It is however, set on the slopes and thus visible from across the Hartcliffe Way valley with an opportunity for responding to the landscape setting in a more sympathetic way.

Heritage Context

- 2.8 The site has no designated or material heritage value. The existing buildings are light industrial/storage sheds along with two mediocre converted residential properties.

Relevant Planning Policies

- 2.9 The site is not subject to any planning designations.
- 2.10 The National Planning Policy Framework encourages the use of previously developed land and seeks high quality design to a good standard of amenity and architectural style.
- 2.11 Bristol Cores Strategy sets out aspirations for new developments within polices: BCS14, BCS15, BCS18, BCS20, BCS21.
- 2.12 Bristol's Site Allocations and Development Management Policies 2014 add further detail to these under policies: DM1, DM26, DM27, DM28, DM29, DN15, DM17, DM23.
- 2.13 These policies have been considered and have informed the design process. A planning statment support this application and gives further detail information about the planning context and impact of the proposed scheme.

3 Evaluation

Constraints & Opportunities

3.1 An appraisal of the site and its surrounding context was undertaken to understand the opportunities and constraints of the site. These are outlined below

3.2 Levels

The site has a significant slope from Novers Hill down towards the Malago Brook to the west.

This creates an interesting topography which needs to be considered when thinking about gradients for access into the site and how the built form sits in relation to the contours.

The topography provides views from within and across the site towards the west. With distant views across Bristol that include the suspension bridge.

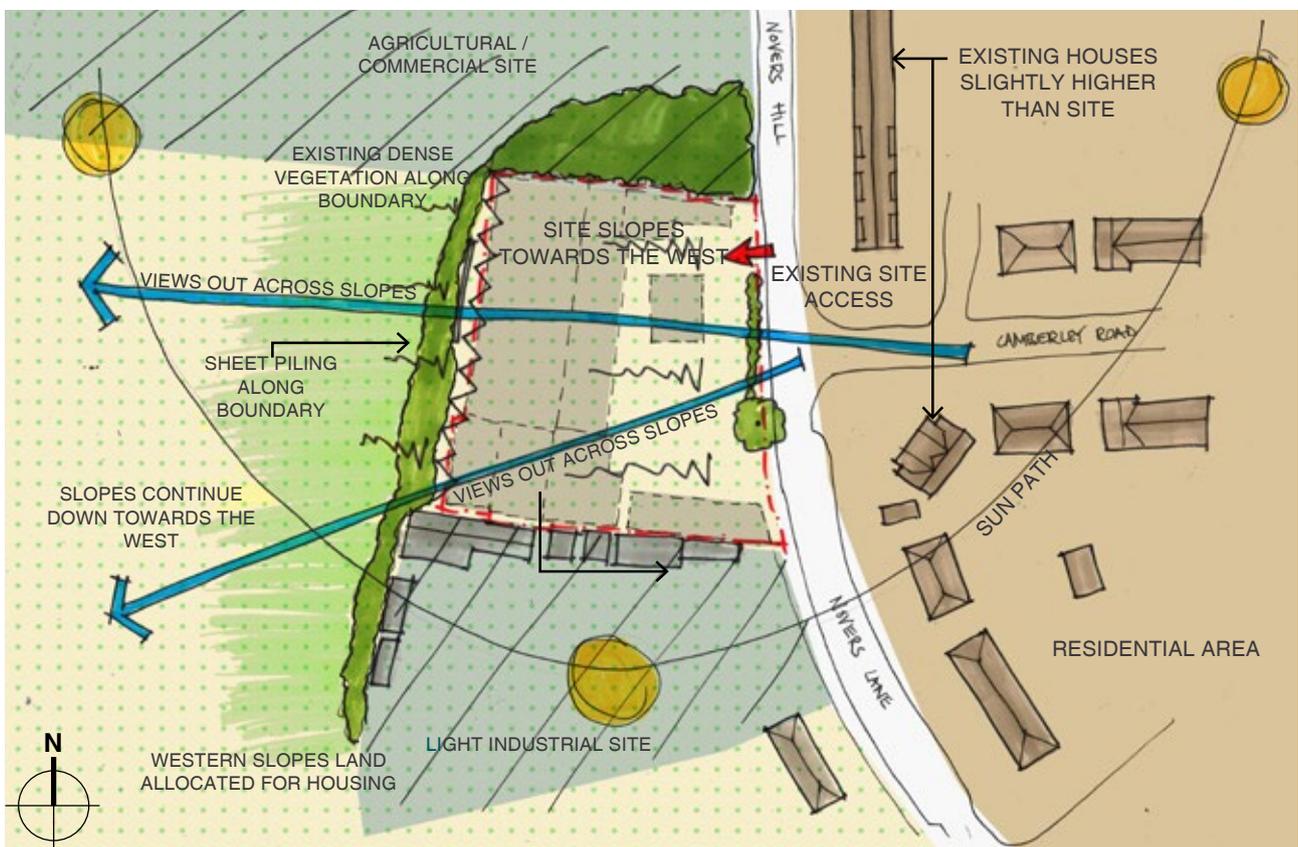
3.3 Access

Novers Hill is the only potential point of access into the site as the other boundaries are all in private ownership. The existing access points are steep and only provide vehicular access to the eastern most parts of the site.

3.4 Trees and vegetation

The site is almost entirely hardstanding or built structures. Along the boundary with Novers Hill is strip of dense vegetation including a 7no. low grade trees.

Potential development creates the opportunity for introducing more vegetation and planting within the site, through incorporating green boundary treatments, which is characteristic of the area.





View across existing buildings towards Headley Park



View of site from Camberley Road



Residential properties on opposite side of Novers Hill



Western site boundary from agricultural fields, showing the change in level

3.5 Ecology

A survey of the site has shown no records of bats within the local area. The site and existing built structures lack any habitat suitable for bats. However, the site is on the edge of an expanse of open land which provides potential habitat for bats.

Development of the site provides the opportunity for ecological enhancement which will be incorporated as part of the design process.

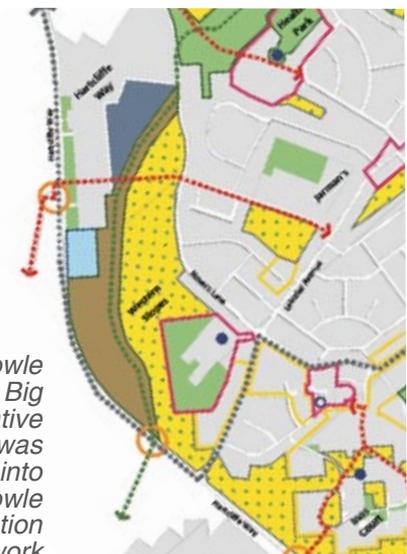
Enhancing the native vegetation on site and providing bat and bird boxes within the scheme will be incorporated.

3.6 Sustainability

The orientation of the site and any potential development needs to be considered to enable effective incorporation within the design of sustainable methods of reducing energy consumption.

3.7 Wider site allocation

As part of a wider site allocation for housing consideration has been given to how this site can fit in with the future wider development.



Extract from Knowle West 'The Big Idea Indicative plan', which was incorporated into the council's Knowle West Regeneration Framework

4 Integration

- 4.1 The site has been allocated for housing within the Local Plan. However, there is currently no wider master plan to show how these future homes are to be laid out.
- 4.2 A significant proportion of this wider area is in the ownership of Bristol City Council and it is understood that this land is unlikely to come forward for a number years. It is also understood that land in private ownership immediately to the north and south is not currently available for development.
- 4.3 However, the application site is not fit for purpose for the applicants who are in need

of relocating to more suitable premises, in order to safeguard the future of the business and the jobs it provides. This application is therefore being submitted in advance of a wider site masterplan.

- 4.4 These diagrams have been produced to test options for the wider site to ensure the development of 100 Novers Hill will not prejudice the future development of the rest of the western slopes.
- 4.5 The topography of the wider site makes access east to west from Novers Hill is tricky. Following advice from the highway consultant



Key to diagrams

-  Suggested link road from Hartcliffe Way to Novers Hill that climbs the contours of the site (subject to highway design)
-  Housing fronting link road creating strong streetscape
-  Existing vehicular routes
-  Potential pedestrian routes that could link into wider footpath network
-  Potential main vehicular route through the Western Slopes site

Option A has street frontage overlooking the pedestrian route and green space. Housing typology is semi-detached or detached to soften the impact of density on skyline and accommodate contours.

it has been suggested that the main access is brought into the wider site following the contours as best possible, creating a north south route through the western slopes. These access points are north of the application site and south on Novers Lane near the junction with Hartcliffe Way.

- 4.6 Using urban design principles and standard back to back distances the options have considered how the development would relate to this main vehicular road and the wider landscape and visual impact.
- 4.7 The outcome of this exercise indicated

that the application site would need to be accessed off Novers Hill and that the potential for extending this access into the wider site is limited due to the topography.

- 4.8 Considering the arrangement of residential blocks the application site has the opportunity to continue the residential frontage along Novers Hill and to create a second row of residential properties that has access of Novers Hill.
- 4.9 These assessments of the wider land area have assisted in developing options for the application site.

-  Potential node points of activity where pedestrian and vehicular routes intersect. These could be higher density, mixed use or highly landscaped to create a series of focal points along the development.
-  Potential long distant views towards Clifton Suspension Bridge. Detached housing with no rear development to get maximum benefit and value from this.
-  Creating multiple pedestrian links to strategic pedestrian route and maximising opportunities for views

Option B uses cul de sacs to soften the western edge on the skyline. The potential of the contours, views and pedestrian routes are maximised to create an attractive and characterful place to live.

Concept Diagram B



5 Options

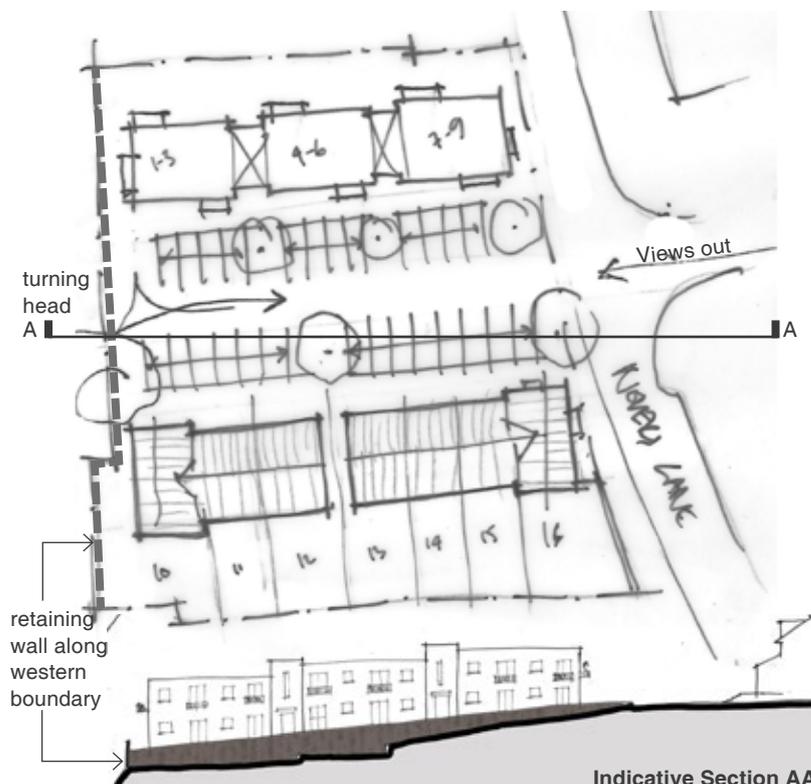
4.10 A number of options that have been tested for the site and these have lead to the preferred option which is the subject of the planning application.

Option 1

- Views out across the slopes - aligns with Camberley Road
- Parking dominant on the street
- Provides 16 no. dwellings
- Limited frontage to Novers Hill
- Access with parking requires extensive land reforming with retaining wall along western boundary
- Compromises relationship to future development to the north/south & west
- Not financially viable

Schedule of accommodation

UNIT No.	TYPE	AREA
1- 9	2bed 4person flats	62sqm
10, 16	4bed 2.5storey	120sqm
11 - 15	3bed 2.5storey	90sqm



Option 2

- Views out across the slopes
- Parking discreet
- Frontage onto Novers Hill
- Provides 12 no. dwellings
- Access and parking requires land reforming, with retaining wall along western boundary
- Compromises relationship to future development to the north, south & west
- Not financially viable

Schedule of accommodation

UNIT No.	TYPE	AREA
1 - 4	2bed 2storey	70sqm
5, 6, 7	3bed 2storey	80sqm
8 - 11	3bed 2.5storey	90sqm
12	4bed 2.5storey	120sqm

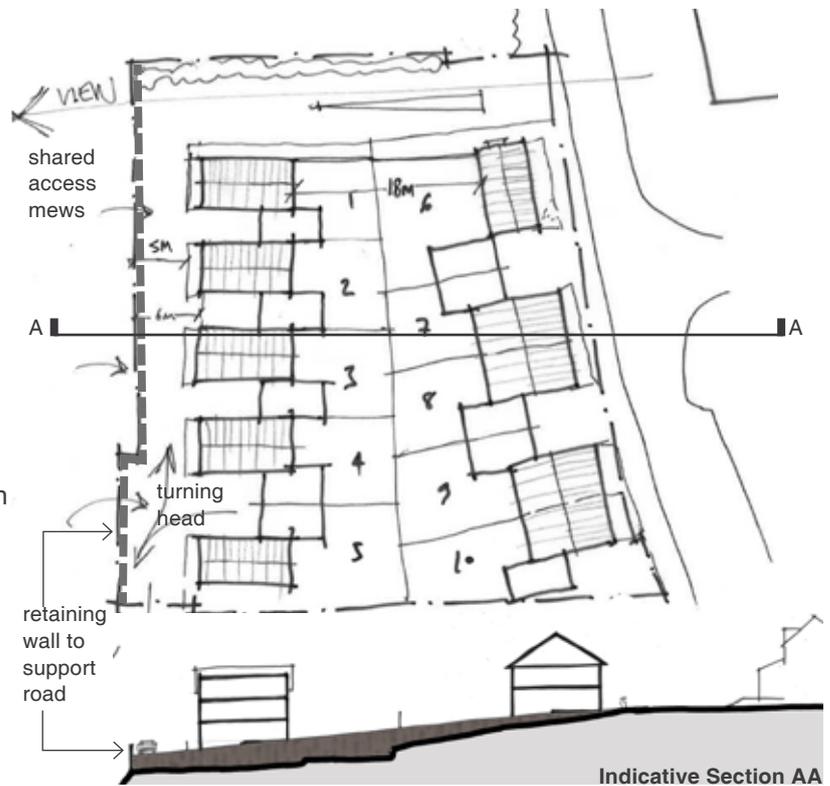


Option 3

- Back to back layout to protect boundaries
- Provides frontage to Novers Hill
- Opportunity to extend access along contour
- Access to rear of site requires extensive land reforming
- Requires retaining wall along western boundary
- Provides 10 no. dwellings
- Due to significant level changes it would result in a single-fronted road on western boundary.
- Not financially viable

Schedule of accommodation

UNIT No.	TYPE	AREA
1, 2, 3, 4, 5	3bed 2.5storey	90sqm
6, 7, 8, 9, 10	3bed 2storey	80sqm



Option 4

- Back to back layout to protect boundaries
- Provides frontage to Novers Hill
- Access to rear of site requires extensive land reforming
- Requires retaining wall along western boundary
- Provides 10 no. dwellings
- Parking some distance from houses
- Due to significant level changes it would result in a single-fronted road on western boundary.
- Not financially viable

Schedule of accommodation

UNIT No.	TYPE	AREA
1, 2, 3, 4, 5, 6	2bed 2storey	80sqm
7, 8, 9, 10	3bed 2storey	80sqm



6 Proposal

Layout

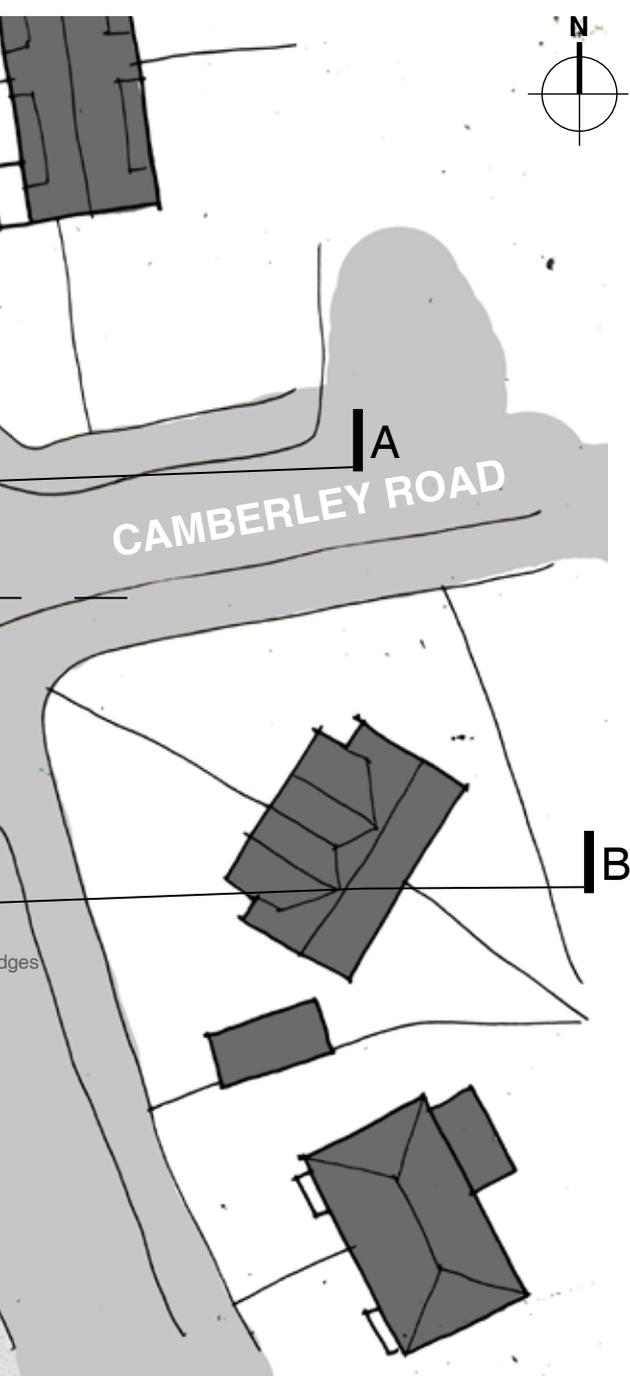
6.1 The proposed application provides 14 dwellings on the site. The layout has been developed to respond to the topography and character of the site and surroundings. Its intention is to create a scheme that relates to the residential properties along

Novers Hill and sits sympathetically along the contours of the western slopes.

6.2 Along Novers Hill the proposal fronts the street, with residential properties in keeping with the existing garden suburb character with planted front gardens.



6.3 The topography of the site makes access a significant factor in the layout. In order to get vehicular access at a suitable gradient the proposal creates a central shared road serving the units overlooking the slopes to the west and also providing access to garages for the units fronting Novers Hill.



- 6.4 Following the understanding of the site through testing various site options as previously indicated, the proposed layout creates a strong frontage along Novers Hill. The intention is to remove the dominance of cars on the street and provide discreet parking for the proposed units within the scheme.
- 6.5 The orientation of the layout has been informed by the topography and with consideration to the wider potential development of the western slopes.
- 6.6 The proposed units no. 9-14 run along the contour and within their plan step down the slope, presenting two stories towards Novers Hill and three stories towards the western slopes. These units incorporate the retaining element that is necessary due to the levels on the site.
- 6.7 The site continues to slope towards the west with existing sheet piling along part of the western site boundary where the slope has required additional reinforcement. The rear gardens of units no.9-14 are set above the land on the other side of the boundary, with a difference in level of 2.5m. This in combination with a 1.8m high boundary fence affords security to these properties. This can be seen in the section on the following page.
- 6.8 This topographical character also applies to the back of units 1-3, which also have an additional 1.3m drop below the standard 1.8m rear wall.

Description	Unit nos.	Total
2 Bedrooms 2 storey	1 - 3	3
3 Bedrooms 2.5 storey	4	1
3 Bedrooms 2 storey	5 - 8	4
3 Bedrooms 2.5 storey	9 - 14	6
TOTAL		14

Uses and Scale

- 6.9 The site provides 14no. family houses, of a mixture of 2 and 3 bed. The proposed houses meet the space standards as set out within the BCC planning guidance.
- 6.10 Along Novers Hill the heights of the units are 2storey apart from unit no. 4 which has accommodation within the roof space and lifts its ridge height to 2.5storey.
- 6.11 Increasing the height of unit no. 4 has been proposed to create a focal point along the street. Sited opposite the junction with Camberley Road, and at the entrance to the proposed site it creates a strong visual point along the street.
- 6.12 Each unit has its own private garden space.

Landscaping & Public Realm

- 6.13 The site is just outside the Novers Common designated area.
- 6.14 The scheme replaces a built form that is currently dominated by hardstanding and industrial/storage buildings. Along Novers Hill there is some existing vegetation, including a few low grade trees.
- 6.15 The proposal has been designed to create planted front gardens along Novers Hill, with the opportunity of introducing five new trees with space to grow.

- 6.16 Within the site front gardens have been incorporated to enable planting set behind railings or low brick walls.
- 6.17 The shared surface access route would be designed as a permeable surface.
- 6.18 Through the proposal the existing pavement to the site, which is currently resitricted, will be widened with part of the application site given over to the pedestrian route.

Sustainability

- 6.19 Consideration of orientation and roof forms have informed the proposal. A sustainability statement forms part of this application.
- 6.20 Using fabric first approach to the buildings the energy consumption of the proposed buildings has been reduced. The 20 percent reduction using renewables is provided through the use of PV panels on the roofs of each house.

Recycling and Refuse

- 6.21 Each proposed unit has allocated areas for recycling and refuse, with additional space for garden waste should this be required.



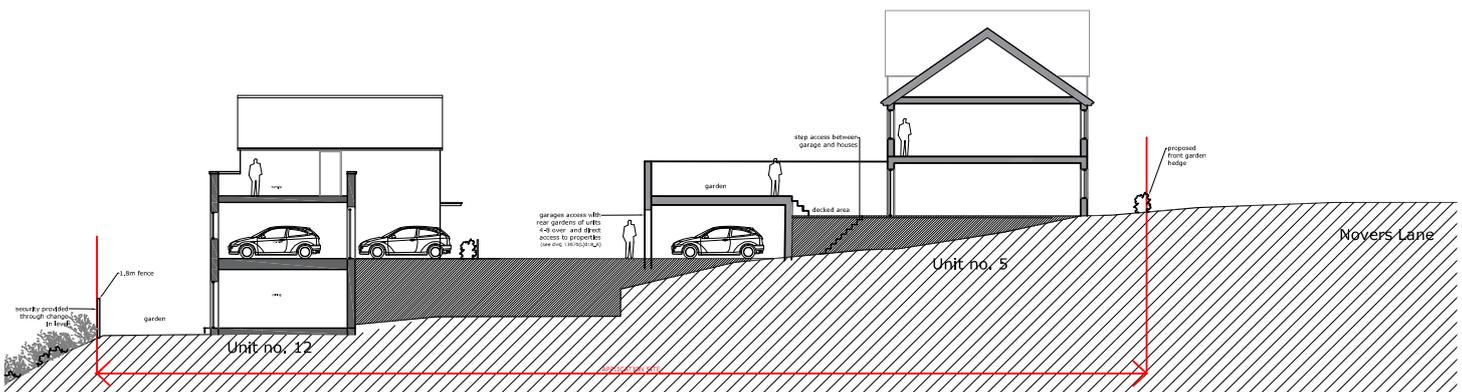
Access and Parking

- 6.22 All of the units have level access.
- 6.23 Vehicular access into the site has been achieved by using a 1 in 20 slope for the first 6m from the existing edge of carriage way, to provide a safe stopping zone for cars pulling out.
- 6.24 The slope then steepens to 1 in 10 and levels out at the central north south shared surface road.
- 6.25 Off street parking is provided for all the proposed dwellings, to the standards set out in the Bristol Local Plan.
- 6.26 The 3 bedroom houses along the western edge all have 2 allocated parking spaces, one of which is within a garage.
- 6.27 Each of the 2 bedroom houses have allocated garage parking, below the gardens of units 4-8. These garages are overlooked by the proposed houses opposite and have been provided with an additional 1.5m strip to allow garage doors to open without effecting the shared access.
- 6.28 2 visitor spaces are provided within the site, which includes a disabled parking space.



KEY

- 6.29 The site layout retains the potential future pedestrian and vehicular connections from the shared access street along the contours to the north and south.
- | | |
|--|---|
| | garage with garden room below |
| | driveway parking space |
| | garage below gardens (due to change in level) |
| | visitor parking |
| | cycle storage |
| | visitor cycle stands |
| | recycling/refuse |
- Cycles
- 6.30 Each house has covered cycle storage for 2no bicycles, accessed without having go through the main house



Wider integration

- 6.47 Following the initial masterplanning exercise we revisited how the proposed scheme would fit in with the wider context.
- 6.48 Below is an indicative section across the Western Slopes, showing the main access route running north south providing access to the wider site.
- 6.49 The urban design principles that have informed the application proposal are reflected in the approach to the wider site.
- 6.50 This information is only indicative and based on broad information from general OS data. The additional level of information and testing that would be required for a more robust proposal is outside the remit of this application.

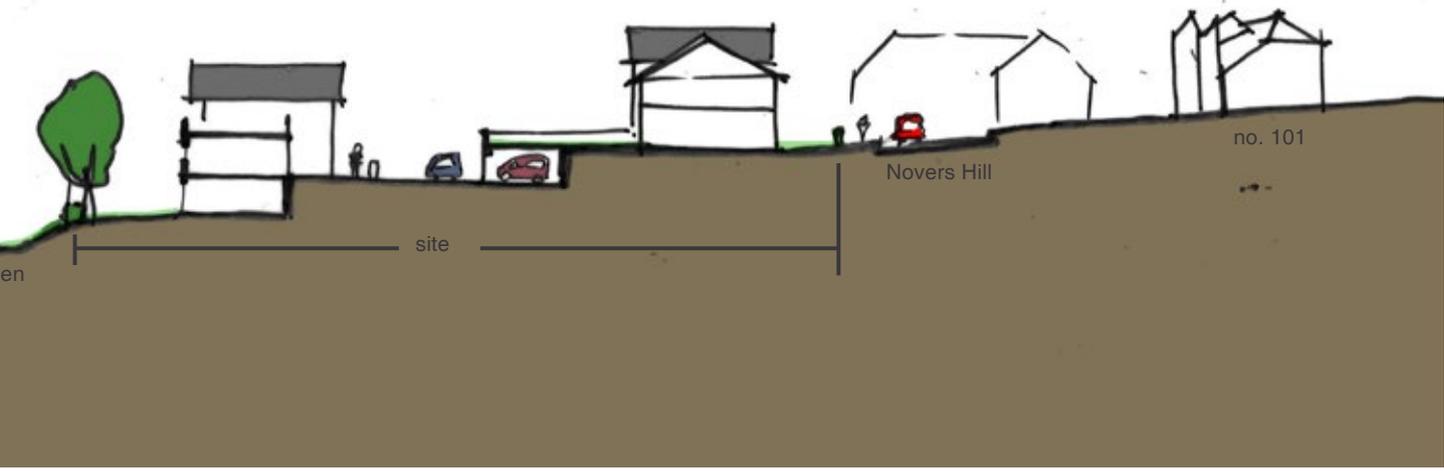
- 6.51 However, although indicative, this shows how the proposed scheme can integrate with the future development of the wider site.
- 6.52 Further, given the timescale for the future development of the wider site, this development can set a high standard and aspiration for what could be achieved across the rest of the site. By transforming an unsightly site it can foster confidence in the future.

Indicative sketch section AA across the Western Slopes showing the potential development of the wider site.





Indicative sketch layout showing an example of how the wider Western Slope site could be developed in relation to the proposal for the application site.



Appearance

Existing context

- 6.31 The site is located on the edge of Knowle West, which is predominately residential. The character of the existing properties is generally 1930s semi detached and short terraces, typical of lower density urban form, which is characterised as garden suburb.
- 6.32 The common material seen in the neighbouring streets is brick with a number of rendered properties occurring, which break up the dominance of brick.
- 6.33 The character of the area, which is formed by a significant amount of Council housing stock, has elements of the garden suburb, incorporating hedge planting along boundaries.



Precedent character along Novers Hill with a traditional 'garden suburb' style, using hedgerows to front gardens and brick and render finishes



Proposal

- 6.34 The scheme has sought to reflect these characteristics in its surroundings. Along Novers Hill the form and materiality of the proposed houses is in keeping with the brick semi and short terraced units seen elsewhere.
- 6.35 Front gardens are proposed to be planted with hedges along the boundaries and with cars removed from the street and brought within the site.
- 6.36 The illustrative 3d images overleaf show the proposed scheme as seen along Novers Hill. The brick elevations echoing the character of the existing street scene.
- 6.37 Glimpsed views into the site reveal the use of white and coloured render, which creates a similar view to the pepper-potting of render that is characteristic of the local residential streets.
- 6.38 The gable end to house no. 1 has been elevated so it is not a blank wall facing the public realm.
- 6.39 These images show how the additional height of house no. 4 creates a focal point along the street, and serves as a reference point for the site access and also wider legibility of the area.
- 6.40 The materiality and treatment along Novers Hill reflects the existing character in the area.
- 6.41 Within the site a slightly different approach has been incorporated, while maintaining the proportions and window style of the front to retain a sense of continuity across the site.



View from Camberley Road showing proposal front Novers Hill and views into site along access road



View looking north along Novers Hill towards the site



View of proposed houses no. 1-3 along the site access



View from shared access road in site towards Novers Hill

6.42 Behind the road frontage, on the western edge of the site the proposal has used the opportunity of the development along the contours to consider a slight variation to the character. A typical form of residential development in Bristol, including the city centre, Hotwells and Windmill Hill, is for rendered terraced houses finished with coloured render overlooking the view and being seen from all around.



Precedent character of Bristol hillside development with terraces using pastel and bold coloured render to define each building

6.43 It is considered that this Bristol wide character would be apposite for incorporation within the western slopes and this application site.



6.44 While the proposal has not created a solid line of terraces as this is felt to be too 'hard' for the location, the western slopes could bring a character to the area that is evocative of Bristol.

6.45 The proposal is for the use of soft pastel tones that are akin to the colours as seen along the waterfront at Redcliffe.

6.46 The roof form along the western edge has been designed to open up views from within the site and to soften the impact of the proposal on distant views



View across slopes towards the site showing the proposal in context, with softer tones of colour for the garage and garden rooms looking over the western slopes



Oblique view across the site showing the garden suburb character along Novers Hill leading into the rendered houses running along the contour within the site



View of the rear elevations of the proposed houses no. 9-14 overlooking the Western Slopes to the west.



View along shared access road looking south showing the front elevations to units no. 9-14



View along shared access road looking north with garages to nos. 1-8 on the right

7 Conclusions

- 7.1 This Design and Access Statement has set out the design process and proposed scheme for the redevelopment of 100 Novers Hill in Bristol.
- 7.2 The principles of the scheme have been presented, including the relationship of the site to the existing residential area, the wider visual impact of being situated on the Western Slopes and the sites potential integration into the future wider development.
- 7.3 The site is currently extensively covered with buildings, many of which are in a dilapidated condition. Its appearance is unsightly.
- 7.4 The proposed development will transform the appearance of the site and the contribution it makes to Bristol and its community, providing 14 high quality new homes, helping to set a standard for future development and building confidence in the future of the neighbourhood.
- 7.5 It is considered therefore, that the proposed development accords with the Bristol Local Plan and National Planning Policy Framework policies on design and access. In conjunction with other attributes of the scheme described in the Planning Statement, its design and access elements are considered to contribute to establishment of a sustainable development proposal.

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